

The focus of Planning Area K is an urban village of mixed-uses including smaller professional buildings, village lofts, and town homes over optional neighborhood serving commercial shops that front the transit lined neighborhood main street, the Urban Canal or face onto a natural park that incorporates 1,000 fee realigned of Fisher Creek. Along this stretch of realigned Fisher Creek, like the gold country town of Murphy's or the Shakespeare festival town of Ashland, Oregon, a natural watercourse is integrated into a town park. This park gives a uniquely natural place identity that, when surrounded with transit oriented village activity, active recreational uses and several landmark scale higher density residential complexes, forms the center of the several Palm Canyon neighborhoods.

Overall Development Program Expected Industry Driving jobs	30
Required Minimum Workspace for Industry Driving Jobs	
Required Minimum Residential Units	
Required Minimum Ground Floor Retail and Commercial Space	33,500 sq.f
·	·
Irban Design Overview	302
Response to Existing Environmental Footprint	
Public Realm	
Community Facilities	308
Roads and Transit	31 <sup>2</sup>
Ion-Vehicular Circulation	312
rivate Realm	
Connections	314
and Use	316
Detailed Land Use	
Minimum Development Target	
Irban Form	





### Palm Canyon Village Center and Fisher Creek Park

CVSP's fixed guideway transit line, and the Urban Canal continue south from the roundabout park at Coyote Valley Parkway and Santa Teresa Boulevard through a prominent workplace environment at the southern end of Planning Area I. They then become the pedestrian and transit gateway to Palm Canyon's transit stop neighborhood center. Here, one of Coyote Valley's two fire stations adds a civic and security presence in the neighborhood, and faith-based site opportunities can access workplace surplus parking on weekends. Here too, urban village mixed-uses, including smaller professional buildings and village lofts and town homes over optional neighborhood serving commercial shops, front the fixed guideway transit lined neighborhood main street, the Urban Canal or face onto a natural park that incorporates 1,000 feet of Fisher Creek. Along this stretch of Fisher Creek the natural watercourse is integrated into a village park. In this unique urban park setting, stewardship, and respect for the natural environment can be observed as part of every day village life, recreation and commerce. This park gives a uniquely natural place identity that, when surrounded with transit oriented village activity, active recreational uses and several landmark scale higher density residential complexes, forms the center of several Palm Canyon neighborhoods.

# **Transit Terminus at Elementary School and Sport Park**

Along the eastern edge of the village park the fixed guideway transit line continues to its terminus near the elementary school and about two blocks from the southern CVSP main sports field complex. For special events and weekends, the transit vehicles can run on the street, extending its service to the middle of the sports field complex.

### Trails

A meandering pedestrian/bike trail connects this "end of the line" transit station to residential neighborhoods along 2/3 of a mile to the western limits of Palm Canyon and there connects to regional trails tying Coyote Valley to the Western Hills.

Continuing southeast along Fisher Creek from the park, pedestrian walks flank both sides of the 300-foot wide riparian corridor. Here (and at other open space edges) the front doors and porches of homes often front on these walks, in alley garage configurations where visitors park (if they drive) on stub streets and stroll along Fisher Creek or hillside open space to their friend's home. This low key, distinctly non-urban pattern is an appropriate transition to the Greenbelt south of Palm Avenue. This pattern adds personality to a neighborhood's circulation, and provides a service access and fire break edge at open space interfaces.

In addition to pedestrian crossings at street intersections and roundabouts, a pedestrian bridge will cross Fisher Creek and go under Coyote Valley Parkway, making a connecting trail between this Planning Area K and Planning Area J.

### Fisher Creek Park, Edges, Trubutaries, and Crossing

Fisher Creek's realignment is the defining character of this Planning Area. Its "central park" function; as well as its parallel edge trails and pedestrian crossings assure that residents in these neighborhoods will engage the creek as part of public daily life. It will become a natural demonstration and teaching tool for the principles of Urban Ecology, Environmental Restoration, Habitat Enhancement, and Monitoring.

### **Incorporation of Existing Trees**

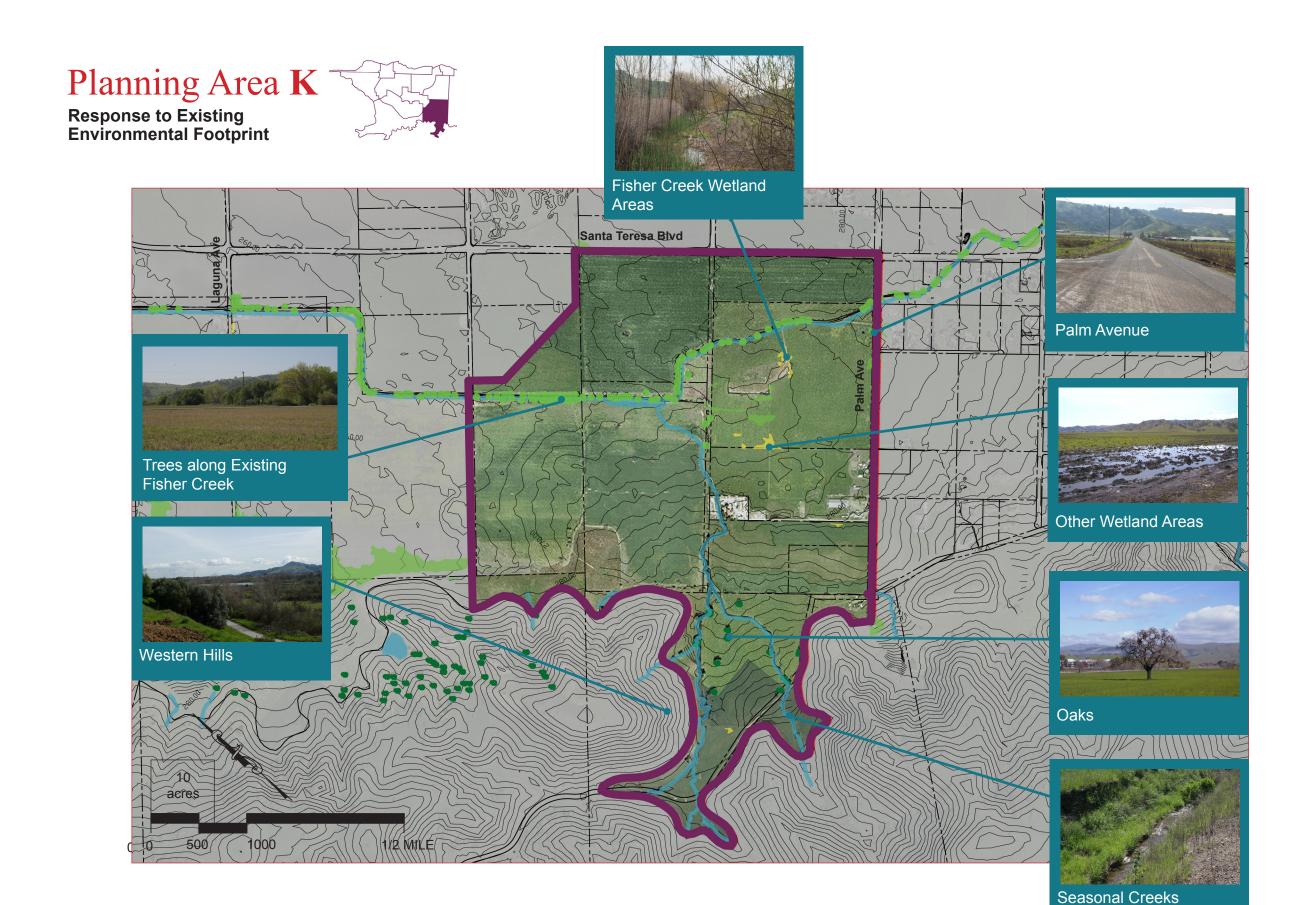
Coming out of Palm Canyon is an east flowing seasonal watercourse that supports a number of beautiful, mature oaks. The path of this watercourse has been incorporated into a 3/4 mile pedestrian and bicycle trail that winds among these oaks and links the most distant homes up Palm Canyon all the way to the "end of the lline" transit stop. An even smaller tributary is worked into front porch facing neighborhood commons with a pair of mature oaks. Still further up Palm Canyon, five freestanding oaks become this neighborhoods most treasured natural asset as the main road winds among them incorporating them in informal islands wider than these tree's crowns. In the tilled Valley floor, several stately single oak trees punctuate an otherwise flat plain. These will be preserved and incorporated into neighborhood pocket parks.

### **Southeast Santa Teresa Boulevard**

Extending southeast from the Santa Teresa Boulevard/Coyote Valley Parkway roundabout park, Santa Teresa Boulevard steps down in scale. It is a four-lane center island collector for about 1,000 feet to a feeder cross street serving large flanking jobs centers. It then reduces to a two-lane center island section flanked by the porches of town homes and small-detached homes; and then to a two lane rural section flanked by a cherry orchard strip for the last 800 feet before it crosses Palm Avenue and enters the Greenbelt.

### Palm Avenue

Palm Avenue will remain in its current alignment from Santa Teresa Boulevard southwest to Palm Court and then terminate in a through access parking area at the sports field complex. Properties to the west (three) along Palm Avenue will access onto Valley Oak Drive, which will be extended into the Planning Area K neighborhood street network. Palm Avenue's right-of-way will be incorporated into a cherry orchard strip buffering the homes in the Greenbelt from the more urban CVSP.



### **Trees along Existing Fisher Creek**

A portion of Planning Area K is traversed by the existing channelized Fisher Creek. The current location of Fisher Creek was created in the early 1900's to accommodate agricultural activities by providing greater agricultural drainage. Numerous trees and vegetation can be found along the edges of the existing channelized Fisher Creek.

### **Objective O-1**

Retain mature vegetation to the extent possible.

# Policy P-1

Require existing trees along Fisher Creek to be retained in place to reinforce the history of Coyote Valley.

# Policy P-2

If existing trees along Fisher Creek cannot be saved in place, encourage the relocation of the trees into the new realigned Fisher Creek riparian corridor.

### Policy P-3

Where existing trees are retained in their original location, encourage the incorporation of new trees of the same species.

### **Depiction D-1**

Aerial survey, plus on-site evaluation of existing trees.

### **Fisher Creek Wetland Areas**

The existing channelized Fisher Creek contains areas delineated as wetlands by the U.S. Army Corps of Engineers.

### **Objective O-1**

Insure there is not a net loss of wetlands.

### Policy P-1

Require replacement of delineated wetland areas within existing Fisher Creek in conjunction with improvements of the realigned Fisher Creek.

### Policy P-2

Require replacement wetland areas are created that have a higher value than existing wetlands.

### **Depiction D-1**

Map of delineated wetland areas within existing Fisher Creek.

### **Other Wetland Areas**

Planning Area K also contains several locations that are classified as delineated wetlands by U.S. Army Corps of Engineers that are outside of those within Fisher Creek.

# **Objective O-1**

Retain delineated wetland areas.

### Policy P-1

Prohibit urban encroachment into delineated wetland areas.

### Policy P-2

Require that appropriate mitigation replacement wetland habitat areas are created, if wetland habitat areas cannot be preserved in place.

### **Depiction D-1**

Delineation map of wetland areas.

### Oaks

The age, stature, landmark and environmental quality of large single oaks are an important part of the character of Coyote Valley as they are for much of Northern California.

### **Objective O-1**

Protect the historic significance of mature oak trees.

### Policy P-1

Require existing mature oak specimens to be included in the landscape of urban development.

# Policy P-2

Require conformance with City of San Jose Tree Ordinance.

**POLICIES** 

6/6/2006 WORKING DRAFT

CVSP Appendix I
Planning Area Details



### Policy P-3

Encourage the design and layout of the high school to retain the existing rows of Oaks.

### **Depiction D-1**

Location of individual oaks within Planning Area K by analysis of aerial photos and preliminary site visit.

### **Cultural Resources**

Planning Area K contains several locations that have been identified as sites of potential historical archeological or Native American resources. The extent and nature of these sites have not necessarily been done. Detailed information regarding Native American resources is available to qualified credentialed individuals.

### **Objective O-1**

Understand, preserve and protect Coyote Valley's archaeological and particularly Native American cultural resources, as appropriate.

### Policy P-1

Based on the Cultural Resources report by Basin Research (February 2006), any construction work within any designated site of significant archaeological resources shall require an approved archaeological resource impact mitigation program. Such program may include: excavation and preservation in an appropriate facility and or interment.

### **Depiction D-1**

Archaeological mapping is available to appropriately credentialed individuals through the City of San Jose Planning, Building and Code Enforcement Department.

### **Western Hills**

Planning Area K is bounded by the Santa Cruz Mountains on the west. This westerly range of hills extends along the entire length of this planning area. There is a deep valley extending into the hills near the southern end of the area, known as Palm Canyon. The hills, provide important visual backdrops for the Valley and also access points to regional trails.

### **Objective O-1**

Preserve and protect the hills and ridgelines as a valuable visual and environmental resource.

# Policy P-1

Prohibit urban development on slopes greater than 15 percent to ensure the permanent protection of open space within the hills.

### Policy P-2

Prohibit urban development outside of the Urban Service Boundary.

### Policy P-3

Protect grasslands and other vegetation by preventing motorized vehicle uses in the hills (i.e. control gates may be located to prevent access.

# Policy P-4

Encourage grazing of the hills to control grasslands and minimize fire risk.

### Policy P-5

Require connections to existing regional and local trail networks.

### **Depiction D-1**

15 percent slope analysis diagram.

### **Depiction D-2**

Topographic map of hillside boundaries.

### **Seasonal Creeks**

Planning Area K has several seasonal creeks, which originate in the Western Hills and flow through Palm Canyon to the Valley floor where they merge and flow to Fisher Creek. These seasonal creeks provide a visual connection to the surrounding open space.

### Objective O-1

Preserve seasonal creeks and natural watercourses.

### Policy P-1

Require that seasonal creeks be incorporated into the design of the Urban Area.

**POLICIES** 



# Policy P-2

Require drainage facilities are designed to handle the run-off received from the seasonal creeks.

# Policy P-3

Require that urban development adjacent to these seasonal creeks face the creeks as opposed to backing to them.

# **Depiction D-1**

Aerial survey of seasonal creeks.

### Palm Avenue

Palm Avenue is an existing two-lane road that runs from Monterey Road to the Western Hills. Palm Avenue is the dividing line between the Urban Area of Coyote Valley and the Greenbelt.

# **Objective O-1**

Retain Palm Avenue as a two-lane street.

### Policy P-1

Require the creation of an orchard buffer between the Urban Area and the northern right-of-way of Palm Avenue.

# Policy P-2

Palm Avenue to be terminated on its westerly end at the Greenbelt sports fields and the Urban Area sports park.

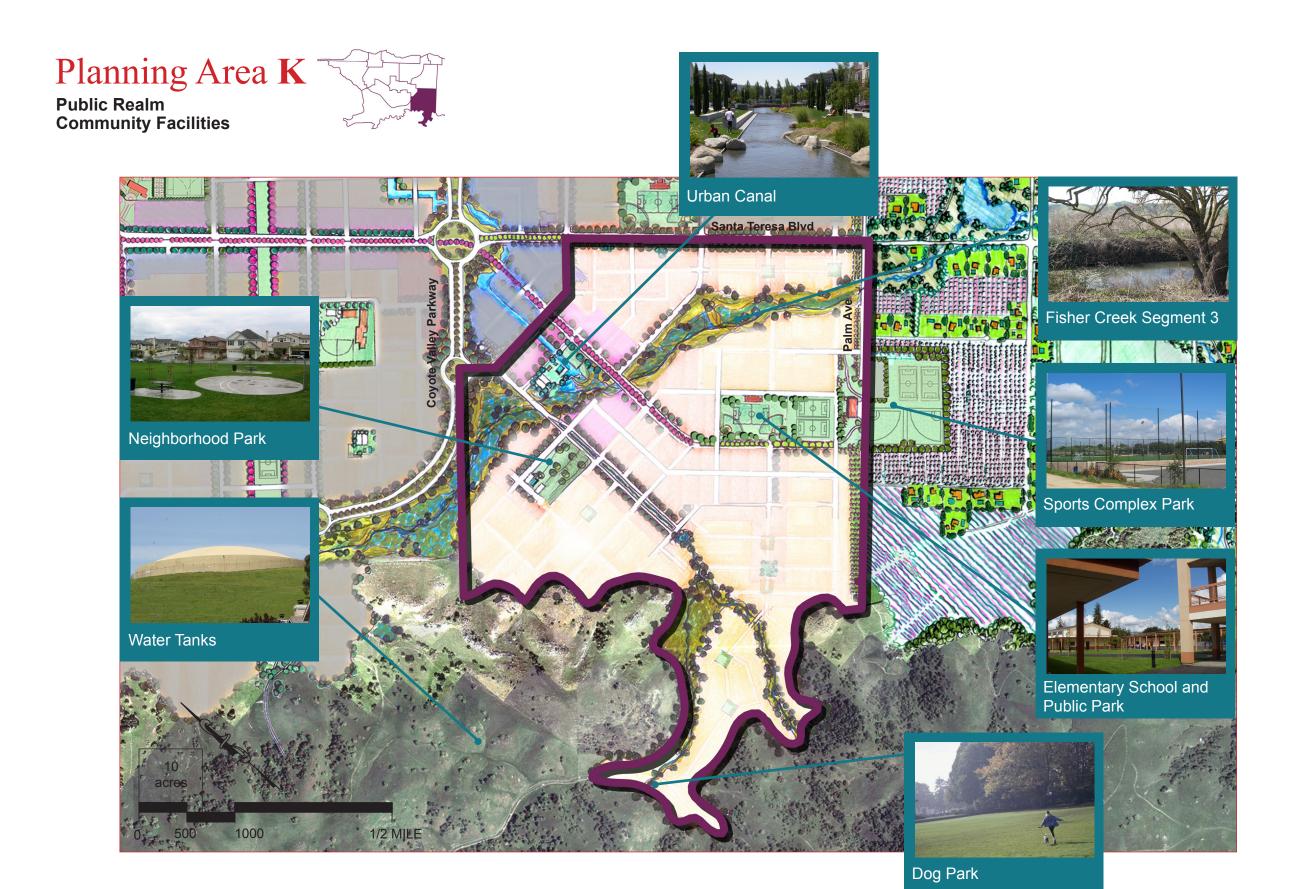
# **Depiction D-1**

Street cross-section diagram for Palm Avenue.

**POLICIES** 

6/6/2006 WORKING DRAFT

CVSP Appendix I
Planning Area Details





The following transportation and circulation elements of the CVSP will comprise the Public Realm Roads and Transit backbone infrastructure within Planning Area K.

# **Elementary School and Public Park**

This Planning Area contains one of the community's nine elementary schools. The school will serve students in the area bounded by Santa Teresa Boulevard, Coyote Valley Parkway and the Western Hills. The school will be on a 9-acre site and will include joint use of the playfields for public park uses during non-school hours. Since the schools fields will not be available during school hours, a one-acre public park will be developed adjacent to the school.

The elementary school is located near the southern terminus of fixed guideway transit corridor and axial street. Because of the axial relationship, the buildings on the campus need to be located along the street frontage of this axial street to create a civic identify for the neighborhood.

### **Neighborhood Park**

One of Coyote Valley's five-acre neighborhood parks will be located in this Planning Area. Park facilities may include basketball, tennis courts, volleyball, and picnic areas. The park may also include a public swimming pool.

### **Adult Soccer Fields**

Between the elementary school and the Sports Complex park north of Palm Avenue adult soccer fields will be established. These fields will be night lighted to provide greater use by the community.

### **Sports Complex Park**

The Sports Complex Park north of Palm Avenue will provide a location for urban services to serve the sports fields within the Greenbelt. Included in this park area will be restrooms and parking facilities. The area may also include a swimming pool facility.

### **Fisher Creek Segment 3**

The segment of Fisher Creek from Richmond Avenue to Palm Avenue (Segment 3) will be improved in its current location and riparian habitat enhanced similar to the downstream Segment 1 described in Planning Area F. North of Richmond Avenue, Fisher Creek will be realigned and enhanced. As part of the improvements to Fisher Creek there will be joint-trails for pedestrians, bicyclists and equestrians.

### Water Tanks For` Potable and Recycled Water

Two new water tanks, one for potable water and one for recycled water, will be located in the hills west of Planning Area K, above the Palm Canyon area. As discussed in Sections 4.3.1 and 9.1.1, the potable tank will store 4 million gallons and the recycled water tank will store 3 million gallons. Both storage reservoirs will be placed on a single pad at a base elevation of approximately 520 feet. The tank site and access road will be graded and landscape screening planted to minimize visibility as much as practicable.

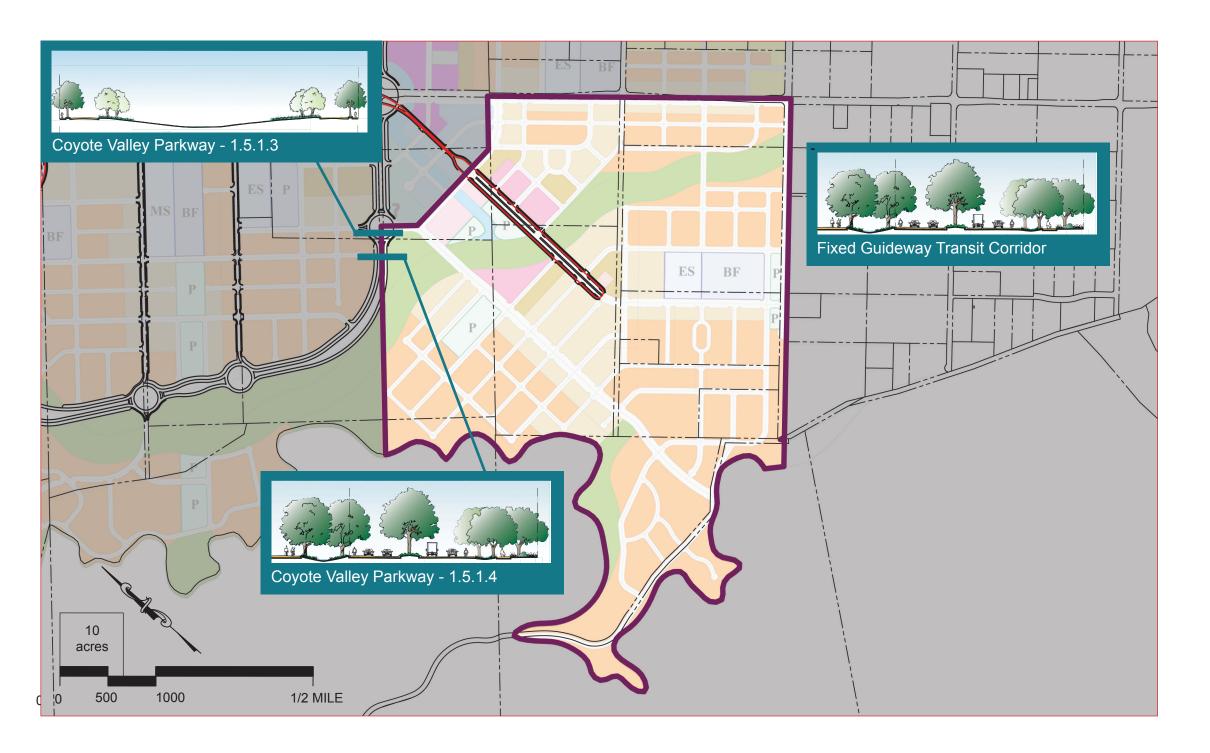
### **Urban Canal**

The southern end of the Urban Canal will terminate at Fisher Creek. The Urban Canal will end in a pool that is not directly connected to the creek to prevent water from entering the creek except during storm periods. The water from the Urban Canal will be pumped back to the Lake as part of the circulation and aeration program for the Lake.

## Dog Park

A three-acre dog park will be located at the westerly end of Palm Canyon. The park will include restrooms, parking and drinking fountains for both dogs and owners. The park will also provide a trailhead for regional trails in the Western Hills.

# Planning Area K Public Realm Roads and Transit



The following transportation and circulation elements of the CVSP will comprise the Public Realm Roads and Transit backbone infrastructure within Planning Area K.

# **Coyote Valley Parkway**

The Parkway will be a four-lane road with bike lanes and sidewalks on each side. No parking will be provided along the Parkway. On the southerly side of the Parkway in Planning Area K, Fisher Creek and detention facilities will abut the Parkway (see typical section 1.5.1.1.)

Coyote Valley Parkway will include roundabouts that will move traffic without the need for traffic signals. One roundabout will be in Planning Area K. The roundabout will provide a continuous flow of traffic and will reduce the speed of travel as vehicles maneuver through the roundabout. The roundabout will include two-lanes of traffic and bike lanes. The center of the roundabout will accommodate stormwater detention and biofiltration areas. The inside radius of the roundabout will be 125 feet (see typical section 1.5.1.3.)

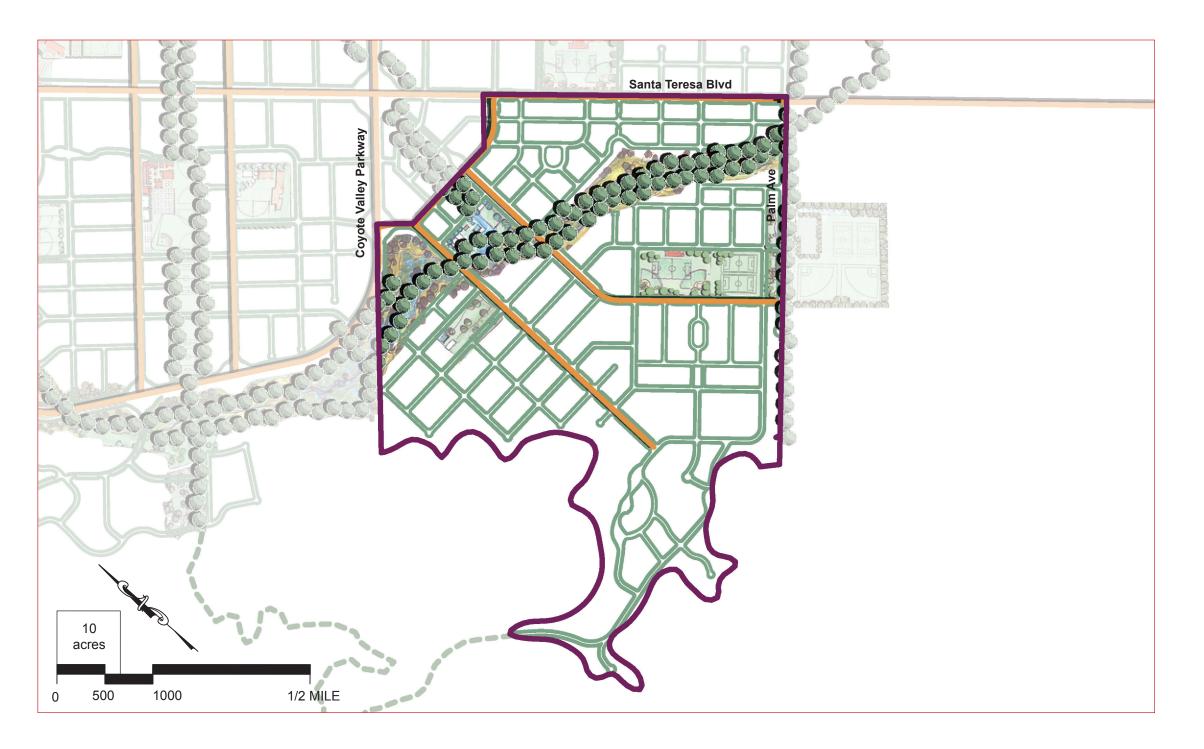
### **Fixed Guideway Transit Corridor Street**

Running south from the roundabout at the intersection of Santa Teresa Boulevard and Coyote Valley Parkway will be a four-lane street that includes parking and bike lanes on each side. The fixed guideway transit line will be side running on this street (see typical section 1.5.8.3.).

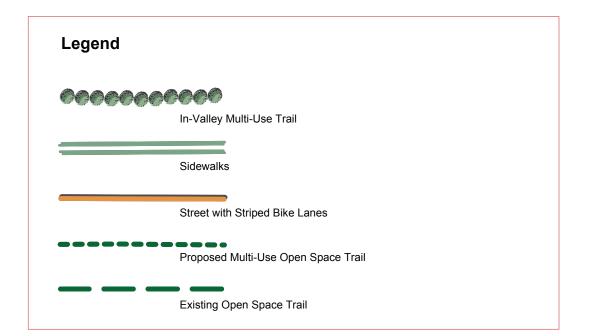


Notes

# Planning Area K Non-Vehicular Circulation







The CVSP Urban Model conceptually starts addressing mobility from the smallest, most urban and pedestrian friendly component and works up. It concentrates activities and densities within an easy walk to transit. It prioritizes pedestrian safety and friendliness in intersection design. It creates a highly connected neighborhood network and it enhances neighborhood-to-neighborhood connectivity.

As illustrated on the Non-Vehicular Connections Map, the CVSP provides a multitude of opportunities for moving about the community without the need for the private automobile. The non-vehicular network includes: sidewalks, multi-use trails and designated bicycle lanes. At a smaller scale than is shown on this map, a network of paths, paseos, mid-block public walks and plazas will be provided in private developments. These smaller pedestrian connections, in conjunction with those connections shown on the Non-Vehicular Connections Map, will facilitate pedestrian and bicycle accessibility throughout Coyote Valley. This will create a permeable system of connections that provides grade separation for cars, transit, pedestrians, bikes and equestrians through the use of over-crossings, under-crossings, bridges and urban pedestrian-only spaces.

### **Sidewalks**

With only a few exceptions, all street sections will include sidewalks on both sides. The exceptions include: the west side of Monterey Road; vehicular bridges over the Monterey Road/railroad corridor where exclusive pedestrian bridges are provided; residential stub streets serving less than ten homes; streets within parking fields; and rural streets.

### **Multi-Use Trails**

The CVSP provides over 20 miles of multi-use trails. They are designed to provide a continuous trail network for pedestrians, bicyclists and equestians in settings that are enjoyable and safe. These multi-use trails include: Fisher Creek, Coyote Creek County Park Trail (within Urban Area), Coyote Valley Parkway, Lake loop-trail, and Urban Canal Park trail.

### **Bicycle Lanes**

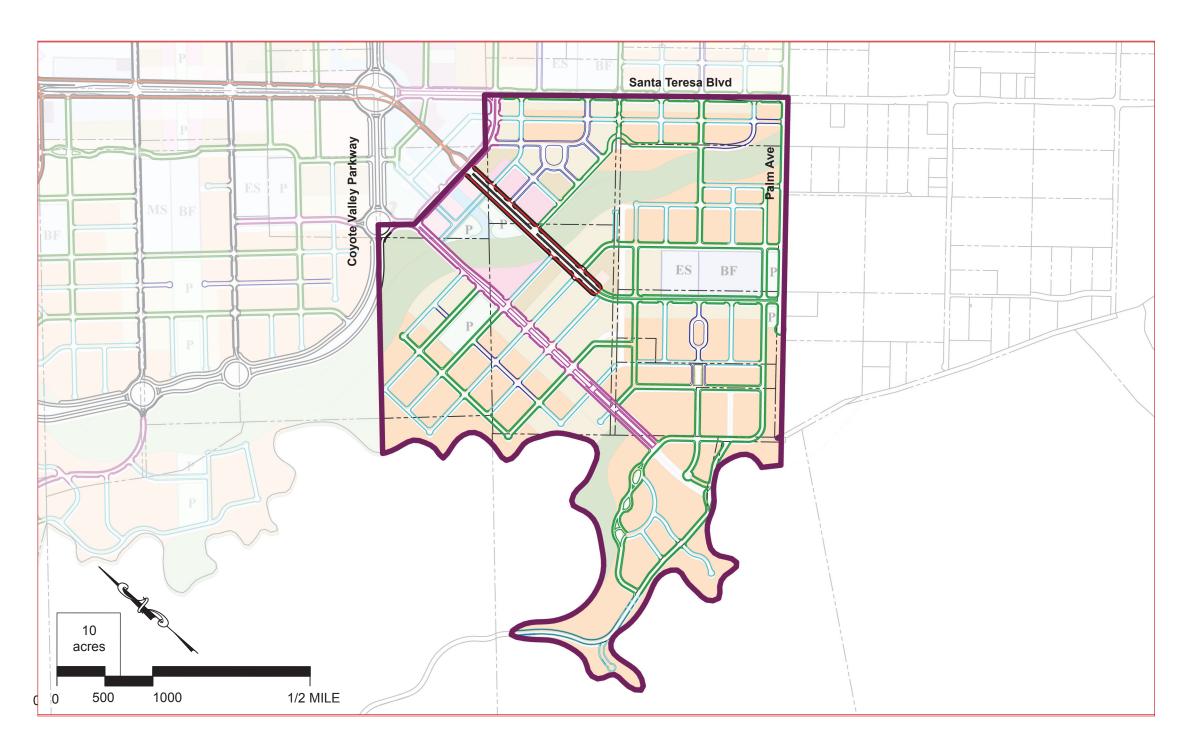
Class II bikeways (bike lanes) are provided on all major roads to provide connectivity thorughout Coyote Valley. These exclusive bike lanes are striped between the curb or on-street parking and driving lanes. In addition to these designated bikeways, Class I bikeway (bike paths) are included as part of the multi-use trail network. Class III bikeways (bike routes) are non-designated routes that are shared with pedestrian or motor vehicle traffic.

For a further discussion of the Non-Vehicular Circulation element of the CVSP, see Chapter 6, Section 6.1 of the CVSP.

6/6/2006 WORKING DRAFT

CVSP Appendix I
Planning Area Details

# Planning Area K Private Realm Connections





# Legend

### Public Infrastructure Street Network

These streets create the underlying Infrastructure Road Network for Coyote Valley.

### Transit

The transit network is formed through the use of fixed transit guideways. These fixed guideway transit corridors will include:

- Single-side running fixed guideways;
- Double-side running fixed guideways; and,
- Transit stops

### Busy Urban Streets

These streets are fixed in their locations. They are designed to:

- · Carry fairly high volumes of traffic;
- Provide alternative routes through Coyote Valley;
- Integrate with the urban pedestrian experience;
- Provide primary neighborhood to neighborhood connections; and
- Provide connections to and aligns on civic focal points and public facilities.

### Neighborhood Through Streets

These streets are generally fixed in their locations, but may be modified. They are designed to:

- Provide connectivity through neighborhoods and across Busy Urban Streets;
- Carry local neighborhood traffic; and
- Provides a through street network for in-Valley trips.

### Destinations, Connections and Principles

These streets have fixed beginning, destination and property boundary points. They are designed to:

Provide routes serving neighborhood and community facilities and destinations.

### Block Principles and Patterns

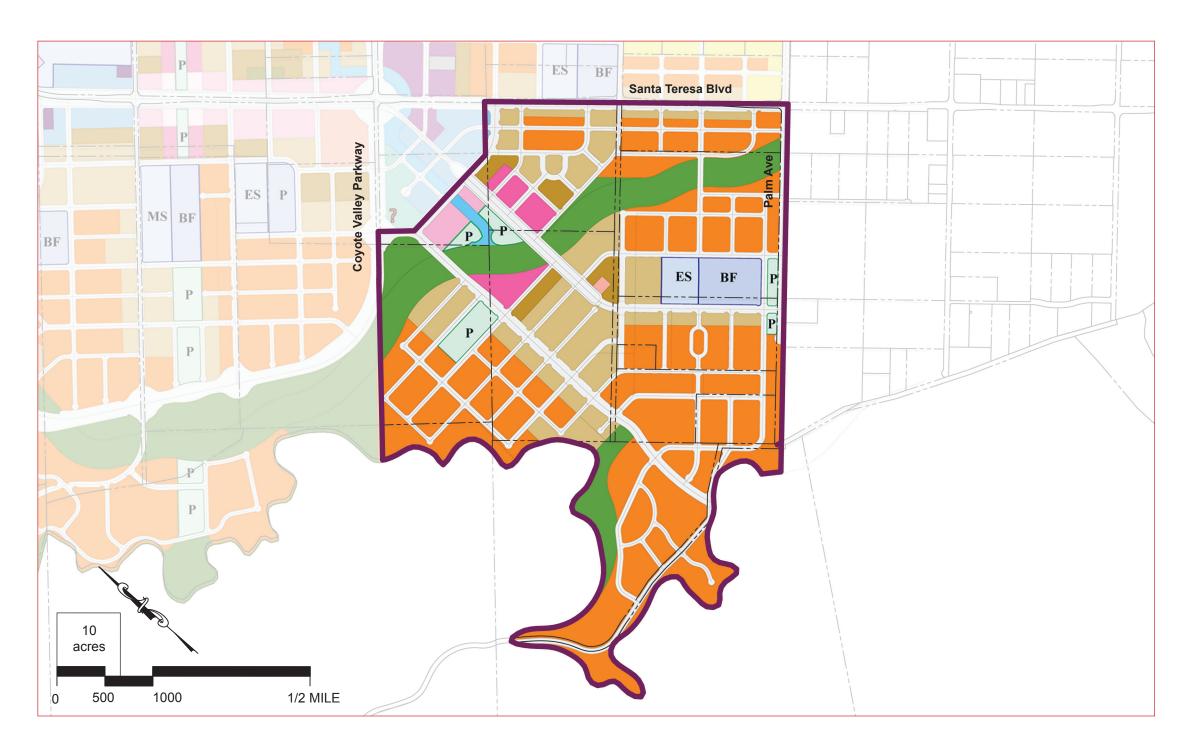
These streets are flexible in their locations. They are designed to:

- Provide a neighborhood network of through streets;
- Provide streets encompassing blocks generally not exceeding four-acres in residential and mixed-use areas.

6/6/2006 WORKING DRAFT Planning Area Details

CVSP Appendix I 315

# Planning Area K Private Realm Land Use







The Western Hills, Fisher Creek, and seasonal creeks from the hills, scattered oak trees and adjacency to the Greenbelt characterize this Planning Area. This area will feature a mixed-use office over commercial and residential over commercial transit village along the fixed guideway transit line and centered around the southern terminus of the Urban Canal at Fisher Creek.

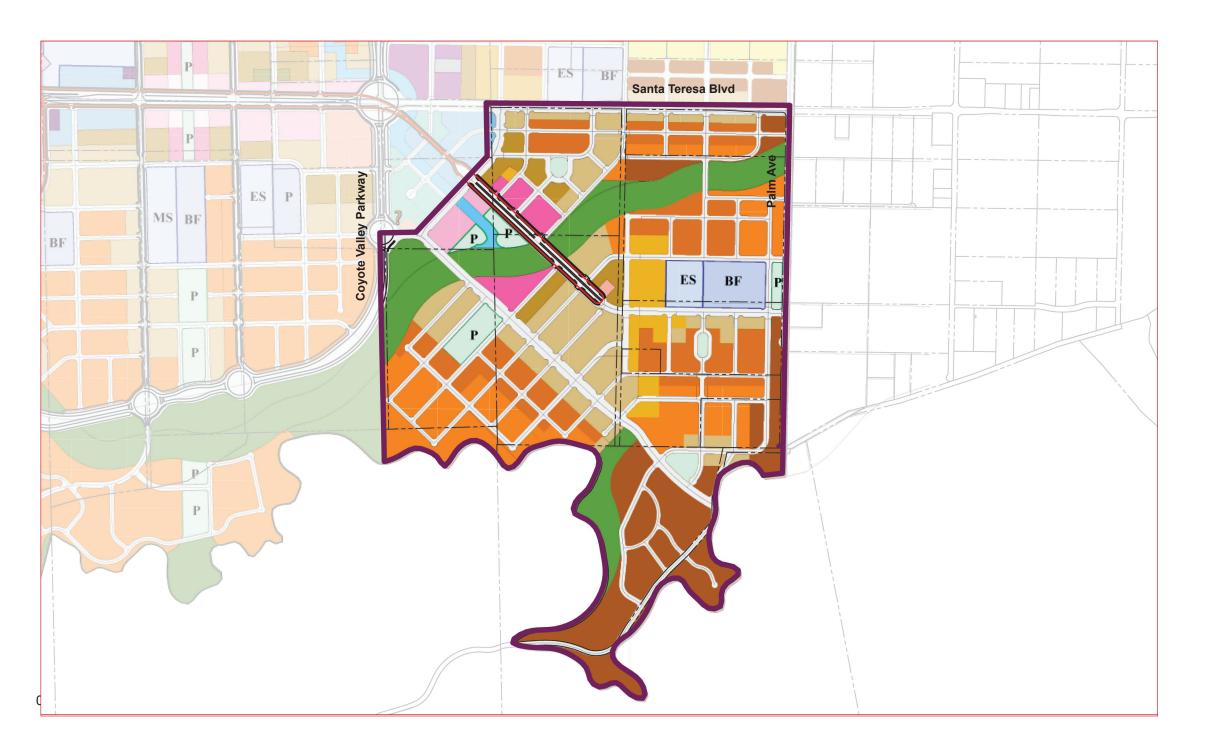
Residential densities will include some high density residential with three-story apartments or condominiums with surface parking in and adjacent to the transit village. The densities then shift to medium high density accommodating three-story town homes.

Approaching the Western Hills and Palm Canyon, the densities will shift to that of medium density residential accommodating single-family detached units. This area will have units fronting on paseos, trails, and pathways that provide a fine-grain connectivity through the area. Vehicles will be predominately delegated to serving these residences with alley and auto-courts, leaving the streets free of driveways and curb cuts.

The topography and special features of this area will require a break from the traditional grid pattern of streets. The saving of and incorporation of individual oaks and the seasonal streams coming from the Western Hills will dictate the block and development pattern of the Palm Canyon area.

This Planning Area will include an elementary school and park, plus a five-acre neighborhood park. One of the features of this neighborhood is its proximity to the Greenbelt Sports Fields. Because utilities cannot be extended beyond the Urban Area, these sports fields will be provided with restrooms, parking and other services on the north side of Palm Avenue. The area will be access by the extension of the transit street. However, the fixed guideway transit line will not extend to the Greenbelt Sports Fields, but will terminate approximately 600 feet south of the crossing of Fisher Creek.

# Planning Area K Private Realm Detailed Land Use





Legend **Land Use Designation** 

### Residential

- R1 (100+ DU/AC)
- R2 (65-100 DU/AC)
- R3 (45-65 DU/AC)
- R4 (30-45 DU/AC)
- R5 (22-30 DU/AC)
- R6 (5-10 DU/AC)
- R7 (14-20 DU/AC)
- R8 (12-14 DU/AC)
- R9 (10-12 DU/AC)

### Commercial

- Neighborhood Commercial
- Core/Regional Commercial

#### Industrial/Workplace

- W1 Corporate/Tech Office (0.39 FAR)
- W2 Corporate/Tech Office (1.4 FAR)
- W3 Corporate/Tech Office (0.32 FAR)
- W4 R&D Lab (0.24 FAR)
- W5 Corporate/Tech Office (1.04 FAR)
- W6 Downtown Professional Services Office (8.5 FAR)
- W7 Downtown Professional Services Office (1.75 FAR)
- W8 Downtown Professional Services Office (3.0 FAR)
- W9 Light Industrial (0.3 FAR)
- W10 Manufacturing (0.2 FAR)

### Mixed-Use

- M1 Live work loft/townhome (1.4 FAR)
- M2 High Rise (3.6 FAR)
- M3 Live work loft/townhome (1.75 FAR)
- M4 Office over Regional
- Commercial (1.75 FAR)
- M5 Office over Local Commercial (0.4 FAR)
- M6 Residential over Regional Commercial (1.72 FAR)
- M7 Residential over Local Commerical (1.38 FAR)
- M8 Residential over Optional Office (1.38 FAR)
- M9 Residential over Optional Office (1.02 FAR)

### **Open Space**

- Open Space
- Coyote Valley Lake
- Urban Canal
- Coyote Creek Park Chain
- BF Ballfields (Shared Facility)
- P Public Parks (>=1 acre)

### **Public**

- Educational
- (Elementary, Middle, High School)
- District Parking
- Public Transit
- R.O.W.
- Public Quasi Public
- ? Fire Station Locations
- Gavilan Property
- Future Caltrain Station

The San Jose General Plan Land Use designations are general in nature and speak to use and density in broad classifications. By contrast, the Coyote Valley Specific Plan has been arranged in ways such that particular densities yield a range of building types within any one of these more broad, city-wide categories.

Moreover, with the urban density and new model of growth that is envisioned for Covote Valley, the transitions and blends between these more precisely defined levels of density must be treated thoughtfully so that ranges of building types and unit sizes can co-exist in proximity to each other.

In order to ensure that land use classifications will adequately describe the use that is envisioned and support the form-based zoning classifications that will also inform the ultimate development for any given street, block, or lot, the Specific Plan has been formed with particular sub-classifications for density and use that begin to speak to building type and physical form. Of course, the building types depicted in this section are general and only represent one particular unit type that achieves the given density and floor-area ratio, encouraging flexibility and creativity in the ultimate build-out of these neighborhoods that could produce alternatives of form that achieve the same targets.

# Planning Area **K**







Multi-family

Luxury 22-story high-rise apartments or condominiums

100 units per acre Parking in building



R-2
Multi-family
5-9-story mid-rise
apartments or condomiumuns
75 units per acre
Parking in building



R-3
Multi-family
4-story wood frame
apartments or condominiums

45 units per acre Parking below podium or wrapped within building



R-4
Multi-family
3-story wood frame
apartments or condominiums
30 units per acre
Surface parking with carports



Single-family

3-story town homes or town home style condominiums

22 units per acre Private garages

R-5



R-7
Single-family
3-story single-family
detached cluster homes
14 units per acre

Private garages



R-8
Single-family
2-3-story detached cluster or patio homes
12 units per acre
Private garages



R-9
Single-family
2-story detached homes
10 units per acre
Private garages



R-6
Single-family

2-story single-family edge
and transition detached estate homes
5 units per acre
Private garages



# Planning Area K

Private Realm Workplace Building Types



W-1
Corporate/Technology Office
4-story with all onsite surface

parking (1 space per job)

285 square feet per job

FAR = 0.39



W-2

Corporate/Technology Office

7-story with 4-story on-site structured parking (0.66 space per job)

285 square feet per job FAR = 1.4



W-3

Corporate/Technology Office

2-story with all on-site surface parking (1 space per job)

285 square feet per job FAR = 0.39



### W-4

Research and Development Laboratory

1-story with all on-site surface parking (1 space per job)

285 square feet per job FAR = 0.24



W-5

Corporate/Technology Office

4-story with 4-story on-site structured parking (0.66 space per job)

285 square feet per job FAR = 1.04



W-6

Downtown Professional Service Office

20-story with off-site district parking (0.6 space per job)

285 square feet per job FAR = 8.5



W-

Downtown Professional Service Office

4-story with off-site district parking (0.6 space per job)

285 square feet per job FAR = 1.75



# W-8

Downtown Professional Service Office

7-story off-site district parking (0.6 space per job)

285 square feet per job FAR = 3



# W-9

Light Industrial

1-story with all on-site surface parking (1 space per job)

500 square feet per job FAR = 0.3



### W-10

Manufacturing

1-story with all on-site surface parking (0.6 space per job)

125 square feet per job FAR = 0.2

# Planning Area **K**







M-1

6-story live work loft/town home

500 square feet per job

District parking for jobs, on-site residential parking FAR = 1.4



22-story high-rise

18 floors of residential over 4 floors of office 300 square feet per job

District parking for jobs, on-site structured parking for residential FAR = 3.6



6-story live work loft/town home

500 square feet per job

Surface parking for jobs, residential parking in building FAR = 1.75



M-4

4-story

3 floors office over regional commercial 300 square feet per job

All district parking FAR = 1.73



M-5

4-story

3 floors office over local commercial 300 square feet per job

On-site surface parking and street parking FAR = 0.4



4-story

# 3 floors residential over regional commercial

District parking for commercial, residential parking in building FAR = 1.72



\_\_\_\_\_N

4-story

# 3 floors residential over optional office

1 job per 3 homes (approximately) Street parking for office, residential parking in building FAR = 1.38



M-

3-story

2 floors residential over optional office 3 jobs per 5 homes

Street parking for office, residential parking in building FAR = 1.02



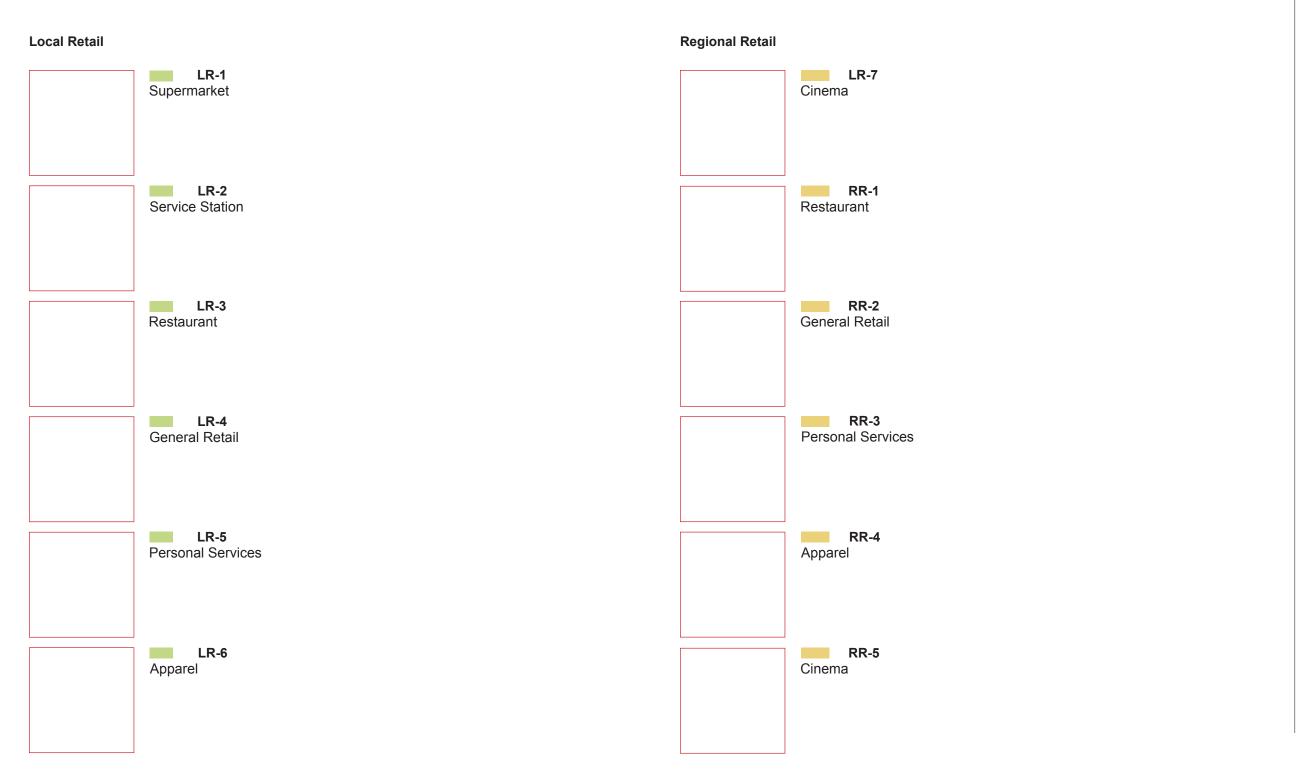
M-7

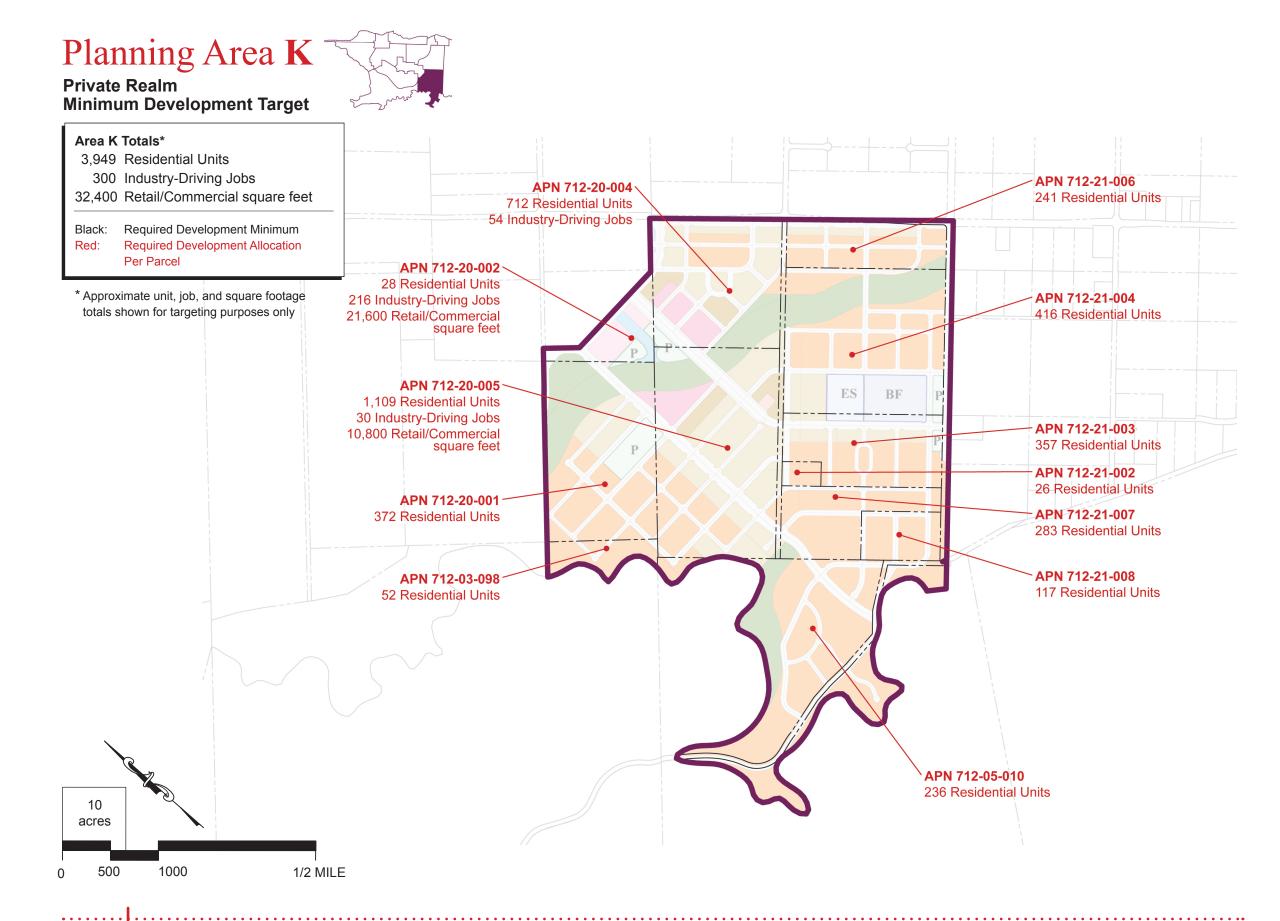
4-story

### 3 floors residential over local commercial

Surface and street parking for commercial Residential parking in building FAR = 1.38







### Objective

Implementing the Coyote Valley Specific Plan's ultimate goal of 25,000 residential units and 50,000 jobs requires delicately balanced phasing and placement of these two major components. Based on phasing of its underlying infrastructure, the development of any one planning area will be closely monitored, ensuring that certain specific targets are met at a small scale on the way to developing the project's ultimate goals.

### **Breakdown and Distribution of Minimum Development**

Residential units, industry-driving jobs and commercial space are distributed across planning areas to designate concentrations of workplace and varying densities of residential development on a neighborhood-by-neighborhood basis. The next step is to break these broad distributions down into a parcel-by-parcel minimum requirement to achieve the ultimate build out as envisioned. Based on a detailed study of building types and distribution of uses, this breakdown confirms that ultimate totals can be met, and also provides an initial suggestion of how much of each type of development must occur on each parcel.

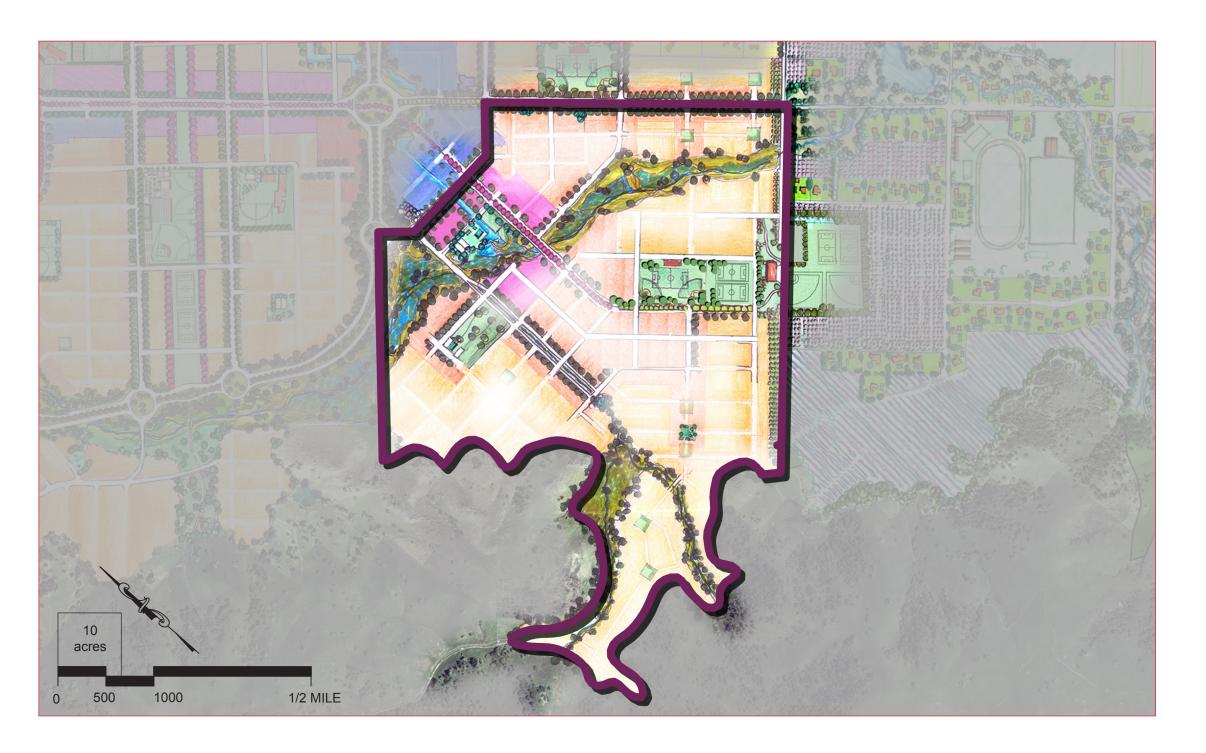
### **Flexibility**

Certain frameworks for development have been established and are fixed. Land uses and overall bulk are carefully regulated by the land use plan and form-based zoning code. However, specific implementation strategies are encouraged to seek a variety of densities, unit sizes, and building types. As such, only overall totals per parcel are provided, in hopes of stimulating creative solutions to meeting these targets. Within each parcel, residential units, industry-driving jobs, and commercial space may be arranged in any number of configurations that yield the required totals.

### Minimum Development Target for Planning Area K

Planning Area K is rich with natural amenities, including an open space perimeter, the agricultural Greenbelt boundary, and most centrally, Fisher Creek. Integrating the creek into the village center not only requires careful treatment and selection of building types, but also minimum development totals that will require the development of a vibrant village center along its banks. A mix of retail, multi-family residential, and mixed-use development gives character to the Fisher Creek village center and locates itself along the fixed guideway transit line extension that connects Planning Area K to the rest of Coyote Valley. Parcels along the southern perimeter of Planning Area K will develop primarily as single-family residences. This helps the scale of the village center and adjacent workplace in Planning Area I to step down to the rural edges beyond Planning Area K's boundary.

# Planning Area K Urban Form





The following section describes the key land use and urban design objectives and policies that are to shape the pattern of development for Planning Area K, the Palm Canyon Mixed-Use and Residential Neighborhood.

### **Land Use**

# Policy P-1

# **Concentration of Density**

To maximize transit ridership, reduce auto dependence and maximize land values, locate and concentrate the highest density of jobs, housing and mixed-use retail along the fixed guideway transit system, with the highest densities located at transit stops.

### Policy P-2

# **Vertical Mixed-Use Building Types**

To create an integrated living and working environment and to support the attraction, retention and increase intensity of employment, the Palm Canyon mixed-use village is required to have vertical mixed-use buildings.

### **Urban Design**

### **Building Height and Massing**

### **Objective 0-1**

Building heights and building massing are to be specified to shape a compact, urban skyline; ensure compatibility of scale between residential neighborhoods and work-place areas; and create a civic architectural presence along public parks, open space and the fixed guideway transit corridor.

### Policy P-1

### **Transition in Density and Building Heights**

Residential density and building heights shall transition from low density two-story and three-story types along the Western Hills and two-story along Palm Avenue to three and four-story building types along Fisher Creek, Santa Teresa Boulevard, the Urban Canal Park and the shared park and school sites.

### Policy P-2

### **Urban Edge to Western Hills and Greenbelt**

Low density residential building types are required to front the street facing the west-

ern Hills and along the edge of the Greenbelt. Residential development adjacent to the Western Hills is required to be designed to reduce visual impacts, avoid detracting from the natural landscape and preserve significant scenic views from public streets and open spaces.

### **Transit Accessible Stret and Block Pattern**

### **Objective O-2**

Maximize transit ridership and the ease of access to transit for pedestrians and bicyclists by creating a highly interconnected network of walkable city blocks that offers multiple routes to and from the fixed guideway corridor, workplace areas, Fisher Creek, community recreation, and the Western Hills.

### Policy P-1

### **Maximum Block Size**

To create a highly interconnected street network, location of flexible streets and the shape and size of development blocks are required to be no greater than two and a half acres within Planning Area K.

### Policy P-2

# **Maximum Block Length**

To create a highly interconnected street network, block lengths are required to be no greater than 500 feet in length.

### Policy P-3

### **Alleys and Pedestrian Paths**

For residential development blocks alley access and mid-block pedestrian paseos are required for blocks greater than 350 feet in length to increase pedestrian connectivity.

### Policy P-4

# **Street Continuity**

Flexible streets are required to align and connect to streets that extend to and from Planning Area K.

**POLICIES** 

6/6/2006 WORKING DRAFT

CVSP Appendix I
Planning Area Details



Orientation of Streets and Buildings to Views of Realigned Fisher Creek, Urban Canal Park, Western Hills and the Greenbelt.

### **Objective 0-3**

Reinforce public views to Fisher Creek, the Urban Canal Park, the Western Hills and the Greenbelt through the alignment and orientation of flexible streets and building frontages.

### Policy P-1

### Western Hill Edge

A flexible street is encouraged to be located along the edge of the Western Hills, where development is required to face the hillside and is not permitted to back on-to the hillside.

### Policy P-2

### Realigned Fisher Creek Edge

A flexible street or pedestrian path shall be located along the edge of Fisher Creek, where development is required to face the creek and is not permitted to back on-to the creek.

# Policy P-3

# **Terminal Vistas to Realigned Fisher Creek and Western Hills**

Flexible streets intersecting the street along the edge of the Fisher Creek and the Western Hills are encouraged to have terminal vistas to the open space.

### Policy P-4

### **Rectangular Street and Block Pattern**

Flexible streets are required, to the extent feasible given topographic, land ownership and other constraints, to form a pattern of rectangular streets and development blocks. Flexible streets are encouraged, to the extent feasible, to have a 3:2 length-to-width ratio. In order to maximize views and access to workplace, fixed guideway transit, open space and mixed-use retail, shorter block widths are encouraged to be oriented to the transit served streets, Fisher Creek, Palm Canyon stream road and the Western Hills.

Curvilinear layouts shall be acceptable when designed to interconnect the street network along Fisher Creek and the Western Hills, and are to produce terminal vistas to parks and open space. Every effort shall be made to ensure that terminal vistas of streets end in open space, civic buildings or buildings of architectural interest.

### Policy P-5

### **Street Continuity**

Flexible streets are required to align and connect to streets that extend throughout Planning Areas K and L.

### **Vibrant Streets and Public Spaces**

### Objective 0-4

Create a rich pedestrian environment that enlivens streets and activates public spaces by providing ground floor uses and street frontages that relate to the unique spatial characteristics of the adjacent Fisher Creek, Western Hills, neighborhood parks and streets and the Greenbelt.

### Policy P-1

### **Required Street Frontage Types**

Planning Area K is comprised of the street frontage types which describe the required building orientation, ground level use, entries and relationships to the adjacent public spaces and streets:

### 1. Mixed-Use, Transit-Oriented Residential

To create an active, pedestrian environment at least 50 percent of the mixed-use street frontage as active pedestrian uses such as retail, commercial or work/live street frontages with a direct orientation to the fixed guideway transit street. Residential uses are required to provide an urban street frontage to Santa Teresa Boulevard. Buildings are required to orient facades to face the street. Frontages are to include residential lobbies with architectural entrances, building common areas, or ground level residential units that are elevated above grade of the adjacent sidewalk with direct access to the street. Parking is required to be located out of public view from Santa Teresa Boulevard and adjacent streets. Curb cuts are to be minimized, with no more than two per block face.

### 2. Residential Facing Office

To create a civic edge across from office buildings, residential building types are required to orient to public streets with a 15-foot landscape front yard setback, with residential facades, entry lobbies and ground floor building common spaces facing, accessible and visible from the street.

# 3. Residential Along Santa Teresa Boulevard

To create a civic edge along Santa Teresa Boulevard, residential building types are re-

**POLICIES** 



quired to orient to the street with a 25-foot a landscape front yard setback, with residential facades, entry lobbies and ground floor building common spaces facing, accessible and visible from the street, and parking to the rear, away from public view.

# 4. Neighborhoood Park, Fisher Creek, Urban Canal, Seasonal Creeks and Open Space Frontages

Buildings located along parks and on streets fronting the parks are required to orient facades to face the park, with entries and porches providing access to the adjacent open space. Frontages are to include residential lobbies with architectural entrances, building common areas, or ground level residential units that are elevated above grade of the adjacent sidewalk with direct access to the street or creeks. Parking is required to be located at the rear of lots away from public view.

### 5. Western Hills Frontage

Single-family residential buildings located along the Western Hills are required to orient building facades to face the hills. Parking is required to be located at the rear of lots.

### **Landscape Edges and Transitions**

### **Objective 0-5**

Reinforce the landscape character of the Western Hills by requiring the landscape edge along private development to preserve the existing oak woodlands and native plant communities and integrate into the natural hillside below the 15 percent slopes.

### Policy P-1

Preservation of Oaks

New development shall be located around existing oak trees to the greatest extent possible. Trees that cannot be preserved per the City's heritage tree ordinance are encouraged to be relocated to other locations in the Coyote Valley Specific Plan Area.

### Policy P-2

### **Continuity with Native Plant Communities**

New development is encouraged to incorporate native tree, shrubs, and flowers within the first 200 feet of the foothills from the lowest elevation measured from the 15 percent slope line.

### **Objective 0-6**

### **Recall Agricultural Landscape Character of Coyote Valley**

Recall the agricultural landscape character of Coyote Valley by pattern and species of plantings.

### Policy P-1

# Landscape Transition Between the Greenbelt and the Urban Area

Require a continuous orchard type planting across the Valley floor from east to west on the north side of Palm Avenue, and encourage a similar planting approach on the south side of Palm Avenue.

### **Objective 0-7**

# Landscape Compatibility with Fisher Creek Riparian Habitat

Require appropriate riparian plantings that protect the biological and scenic integrity of the Fisher Creek riparian habitat.

## Policy P-1

# **Extent of Landscape Compatibility Area**

Park, street tree and yard plantings adjacent and visible to and from Fisher Creek are required to be appropriate and compatible species.

**POLICIES**